

# AdvocateAuroraHealth™



Advocate Health Care



Aurora Health Care®

**NEXT PHASE OF WORK AT AAH-IMMC**

**INTRODUCTION TO COMMUNITY**

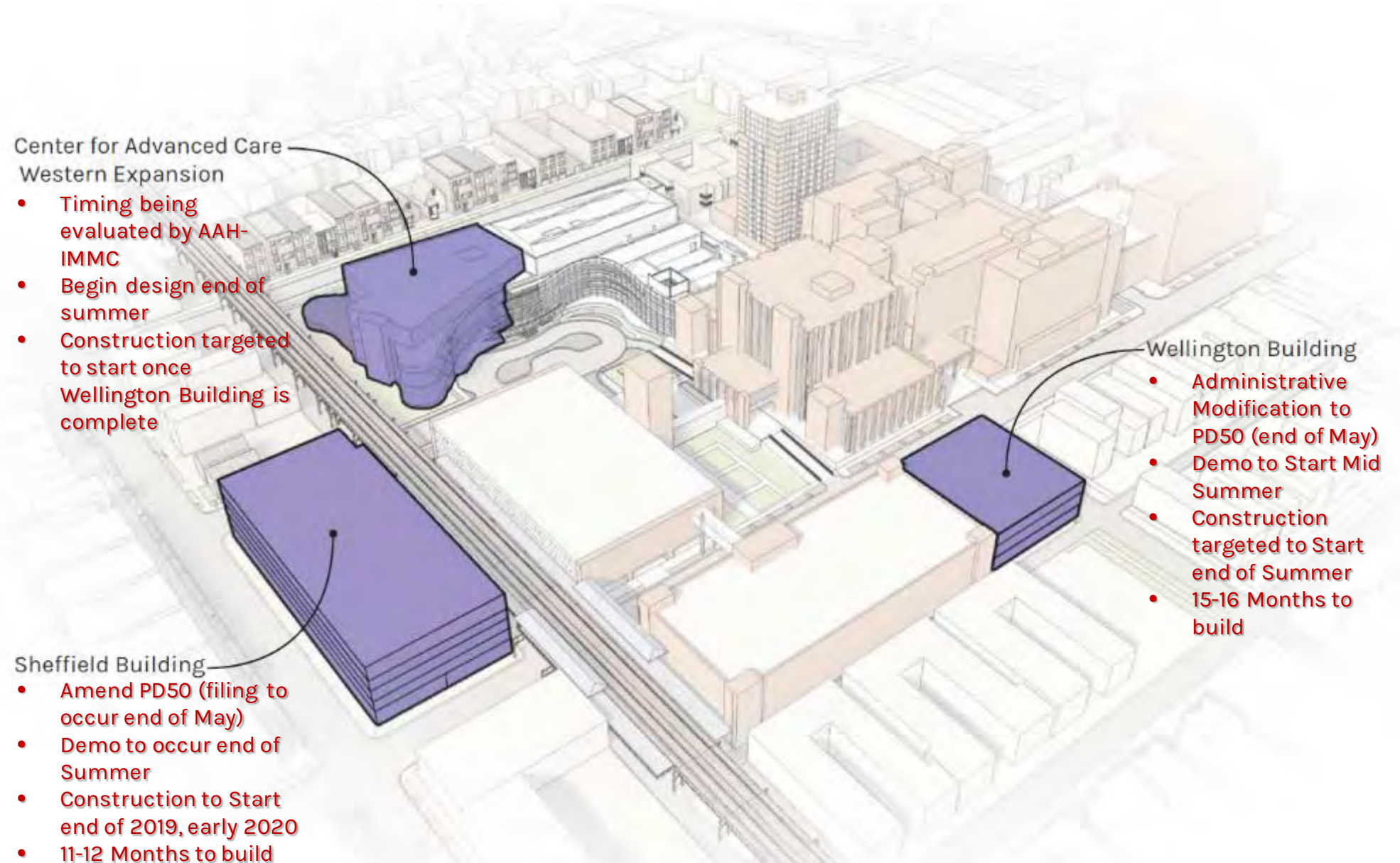
**JULY 28, 2021**

# PROJECT OVERVIEW

AAH-IMMC CIRCA 2019: WHEN WE LAST MET...

## Multi-Phase Campus Improvements

- Advocate Aurora Health still intends to build Phase 2 (vertical expansion of CAC) as identified in PD50 at some point in the future.
- But there are several steps that need to occur first. Current Plan:
  - Medical Office Building on Wellington
  - Parking Garage with a Clinical Space at street level
  - Center for Advanced Care Western Expansion

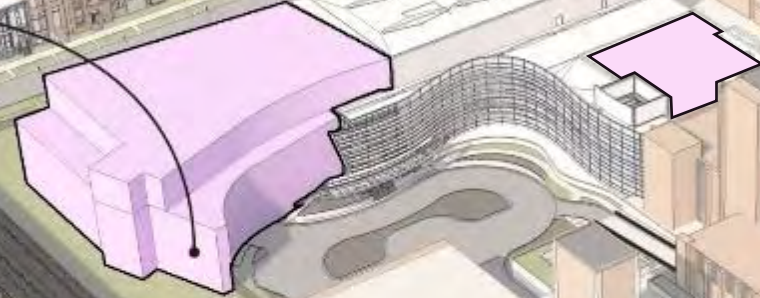


# PROJECT OVERVIEW

AAH-IMMC CIRCA 2020

## PHASE 03A

CENTER FOR ADVANCED CARE WESTWARD EXPANSION  
- CONSTRUCTION START Q2 2022  
CAC = ~54,000 gsf  
OR Expansion = ~11,000 gsf  
Service Lines: Surgery, Breast Imaging,  
Cancer Center, & Heart Center  
  
Targeting early 2022 construction start



## PHASE 01

CENTER FOR ADVANCED CARE  
- OPEN APRIL 2015  
- Designed to Expand Vertically

## PHASE 02B

SHEFFIELD PT/OT AND PARKING GARAGE  
- OPENING AUGUST 2021



## PHASE 02A

COUNSELING AND PEDIATRIC  
DEVELOPMENT CENTER  
- OPENING MAY 2021

# THE WORLD CHANGED IN 2020

Pac-Vo

800.546.1

AdvocateAuroraHealth

## COVID-19 TESTING SITE

PLEASE REMAIN IN VEHICLE  
AT ALL TIMES

PLEASE AWAIT INSTRUCTIONS  
A TEAM MEMBER WILL BE  
WITH YOU SHORTLY

REMAIN IN  
VEHICLE AT  
ALL TIMES

←  
EXIT



# THE WORLD CHANGED IN 2020

COVID-19 ACCELERATED NEED TO MODERNIZE BEDS ON AAH-IMMC CAMPUS



# AAH-IMMC CAMPUS PLAN

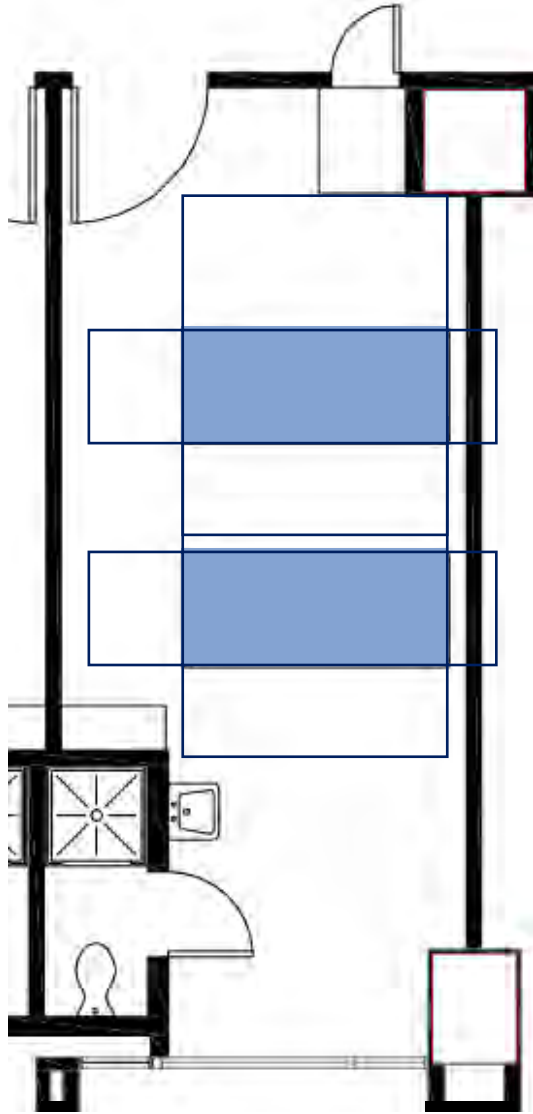
## COVID-19 ACCELERATED NEED TO MODERNIZE BEDS ON AAH-IMMC CAMPUS

- Greatest need on campus is Bed replacement to achieve **100% Private rooms**.
  - A significant number of the existing licensed bed inventory on the AAH-IMMC campus is below the AAH System's standard
- Preliminary studies show the bed tower expansion could include up to:
  - 232 universal-size private rooms; ICU, M/S, Post-Partum
  - Replacement Birthing Center: NICU, LDR and C-Section
- Required bed capacity is being evaluated by the AAH System

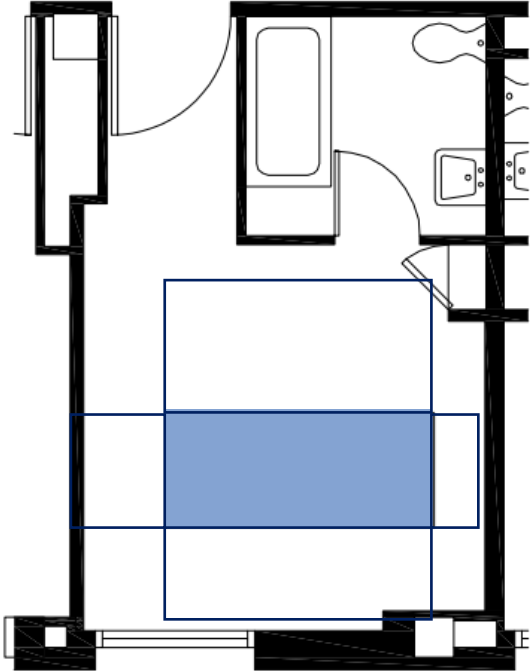


# MODERN ROOM STANDARDS

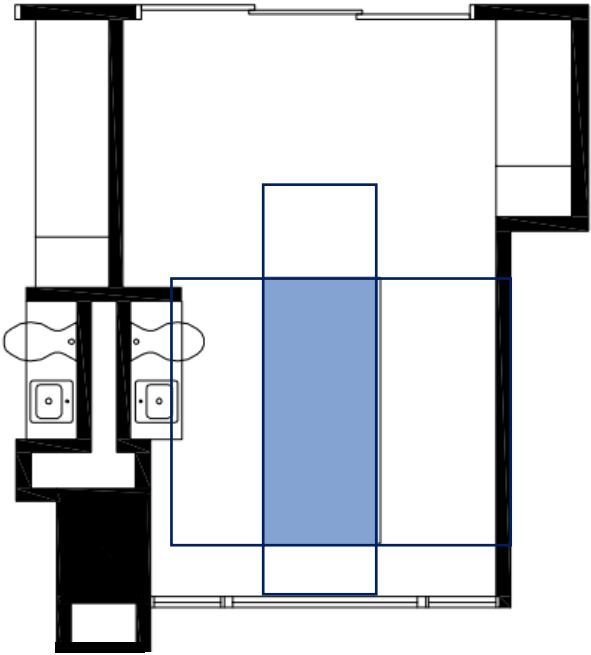
CURRENT ROOMS ARE UNDERSIZED AND IN NEED OF MODERNIZATION



**6<sup>th</sup> FLOOR –**  
Semi-private  
240 sft (120 sft per person)



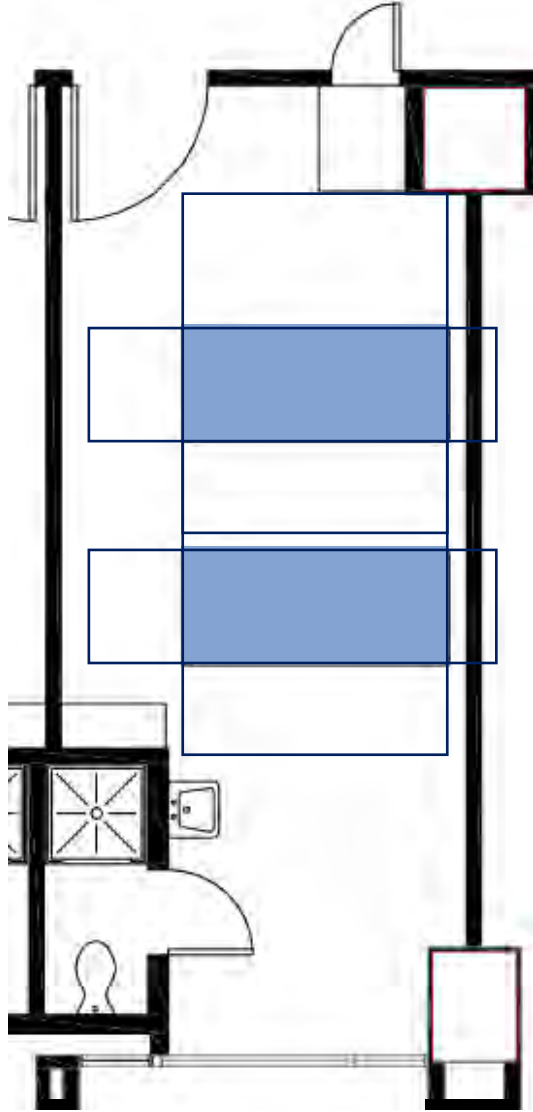
**5<sup>th</sup> FLOOR**  
Private  
156 sft



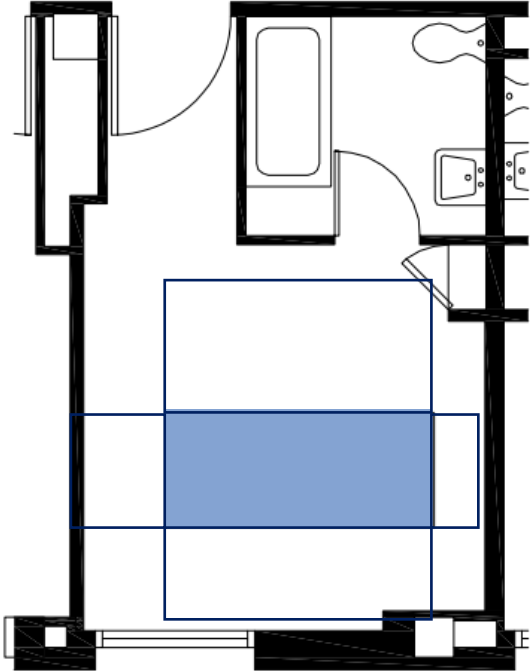
**6<sup>th</sup> FLOOR**  
Private  
194 sft

# MODERN ROOM STANDARDS

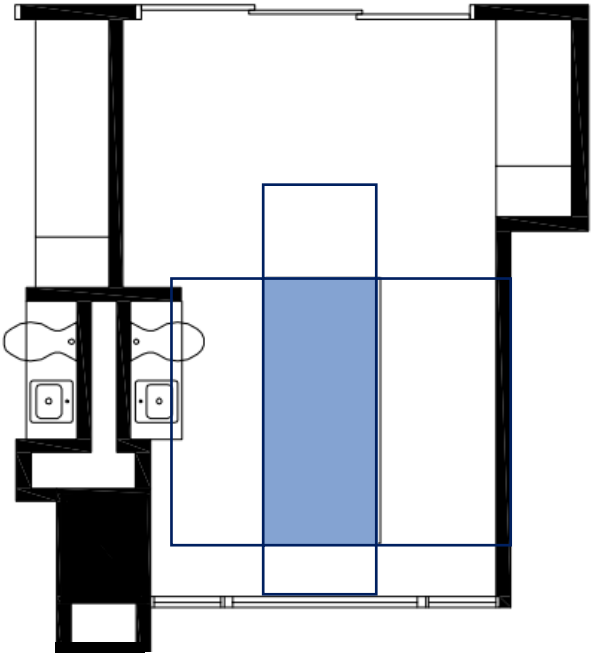
CURRENT ROOMS ARE UNDERSIZED AND IN NEED OF MODERNIZATION



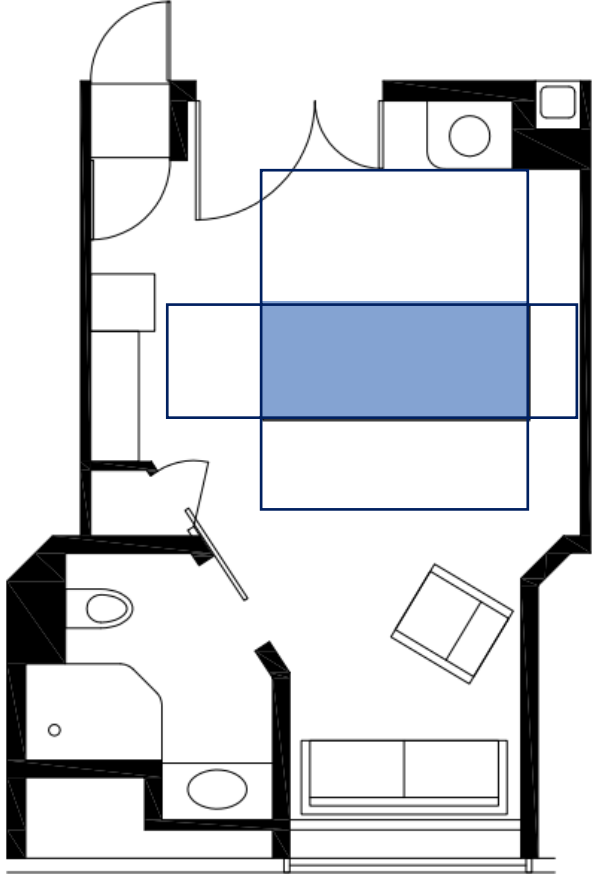
**6<sup>th</sup> FLOOR –**  
Semi-private  
240 sft **(21% less sft, 61% per person)**



**5<sup>th</sup> FLOOR**  
Private  
156 sft **(49% less)**



**6<sup>th</sup> FLOOR**  
Private  
194 sft **(36% less)**



**2021 AAH STANDARD**  
Private – Universal Room  
304 sft



# AAH-IMMC CAMPUS PLAN

## COVID-19 ACCELERATED NEED TO MODERNIZE BEDS ON AAH-IMMC CAMPUS

**PHASE 03B**  
FUTURE VERTICAL BED TOWER EXPANSION  
- CONSTRUCTION START TBD

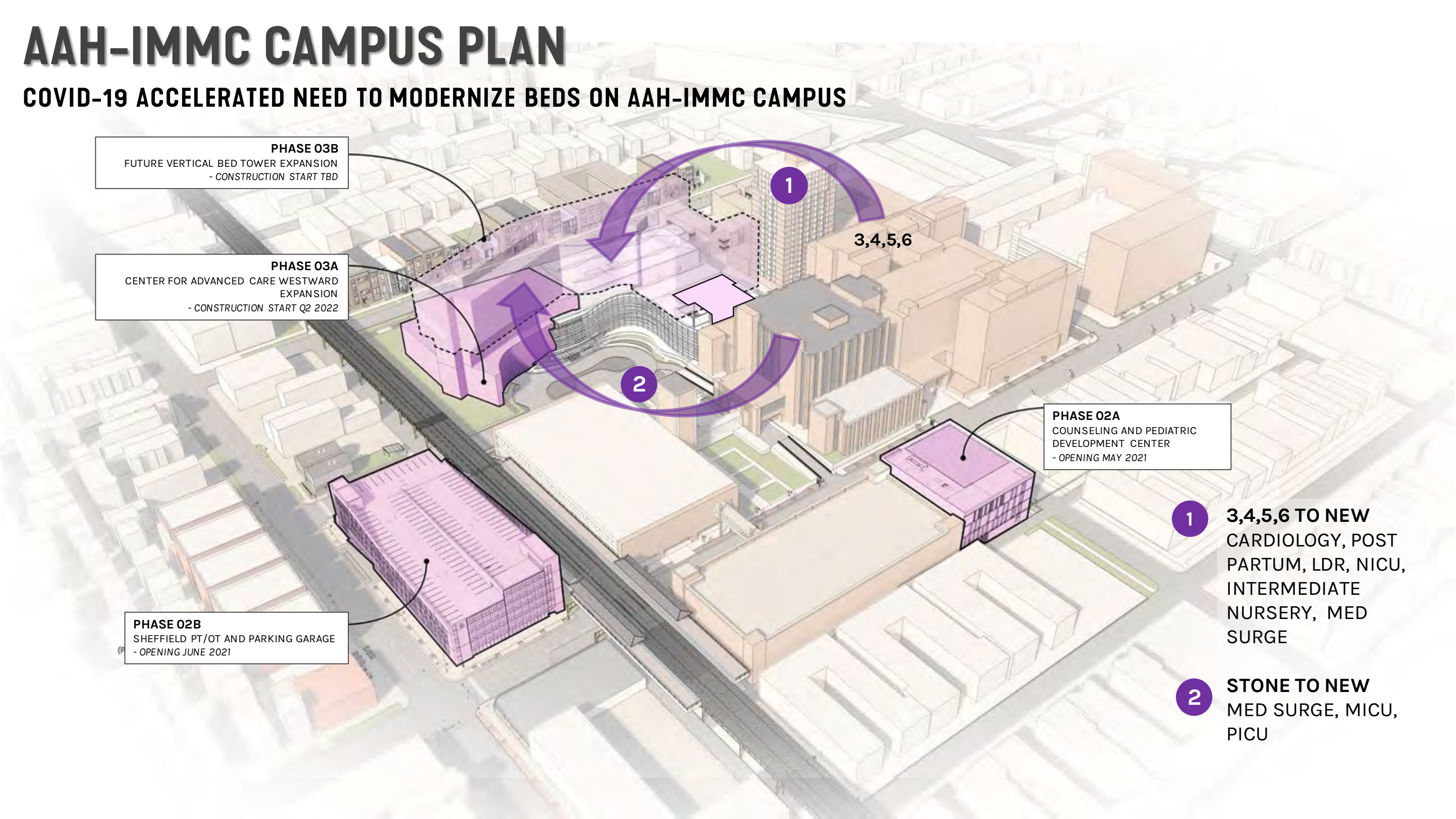
**PHASE 03A**  
CENTER FOR ADVANCED CARE WESTWARD  
EXPANSION  
- CONSTRUCTION START Q2 2022

**PHASE 02B**  
SHEFFIELD PT/OT AND PARKING GARAGE  
- OPENING JUNE 2021

**PHASE 02A**  
COUNSELING AND PEDIATRIC  
DEVELOPMENT CENTER  
- OPENING MAY 2021

**1** 3,4,5,6 TO NEW  
CARDIOLOGY, POST  
PARTUM, LDR, NICU,  
INTERMEDIATE  
NURSERY, MED  
SURGE

**2** STONE TO NEW  
MED SURGE, MICU,  
PICU

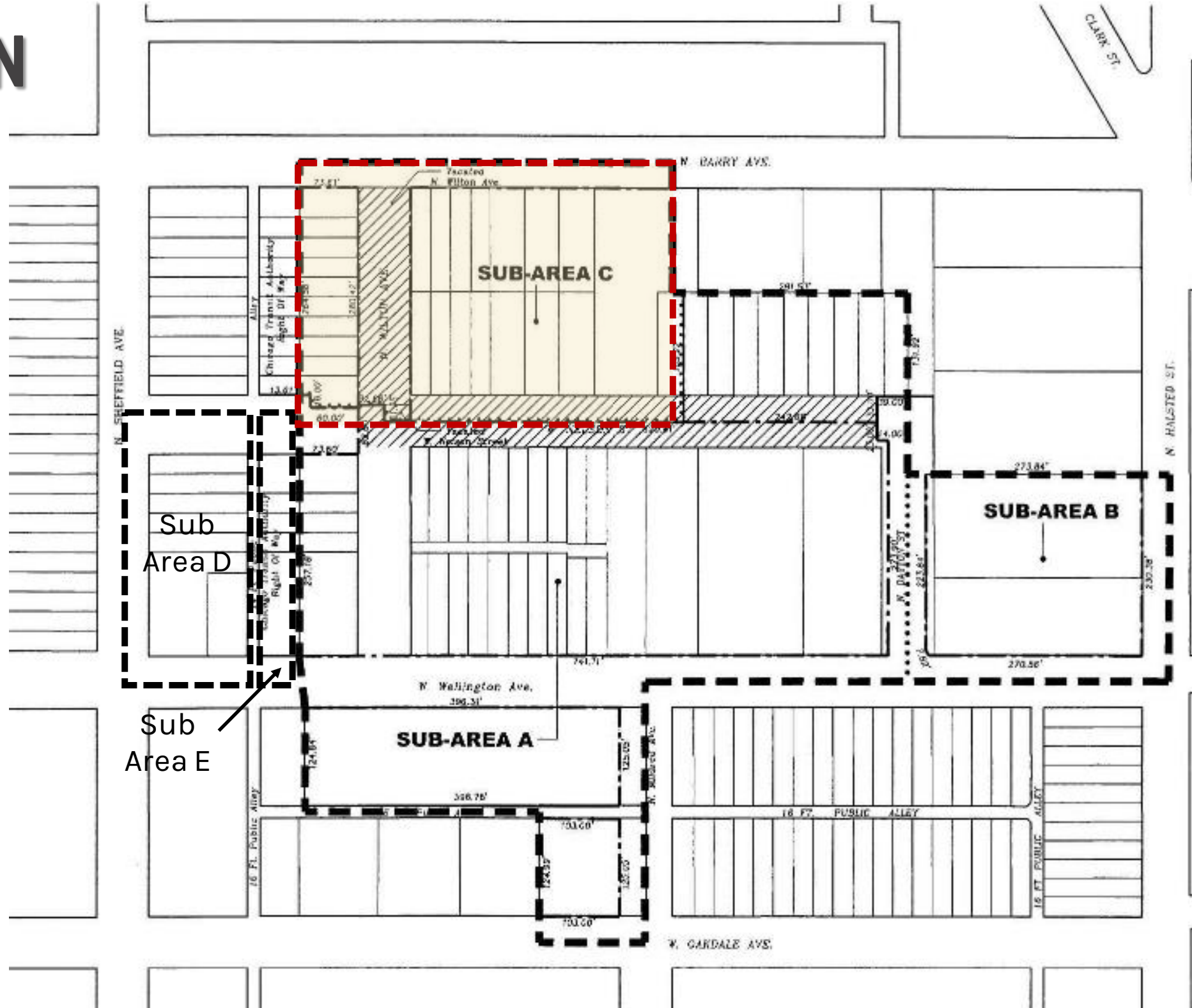


# AAH-IMMC CAMPUS PLAN

## SITE PLAN AND ZONING

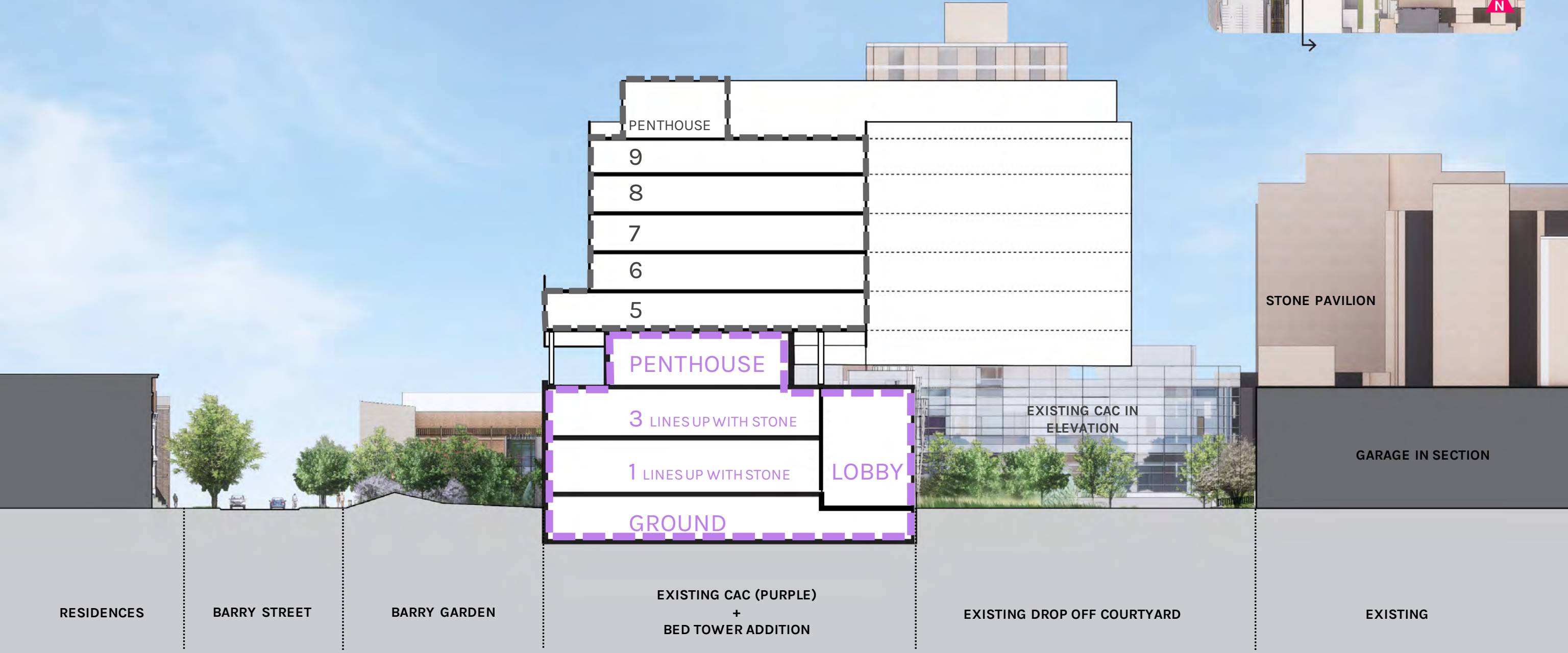
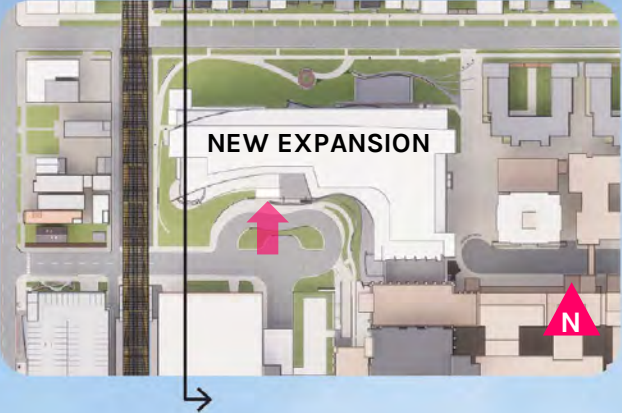
- PD-50 established a height limitation of 146'-0".
  - This limits vertical expansion options to 5-floors
- 319,381 square feet available in Sub-Area C per PD-50
  - Existing Wilton Office Building is approximately 54,000 gsf
- 26,269 square feet available in Sub-Area A per PD-50

**Intent is to stay within the parameters currently defined by PD-50**



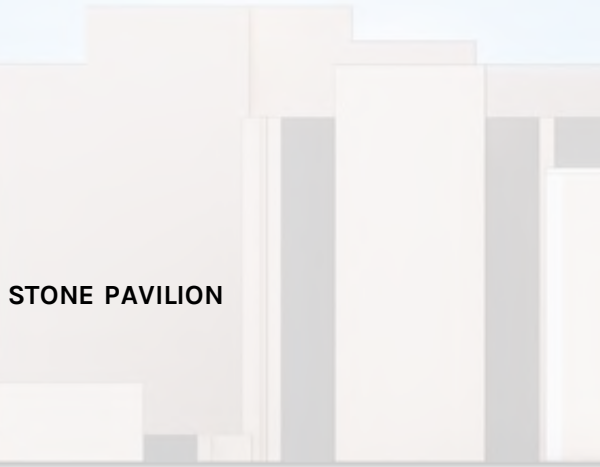
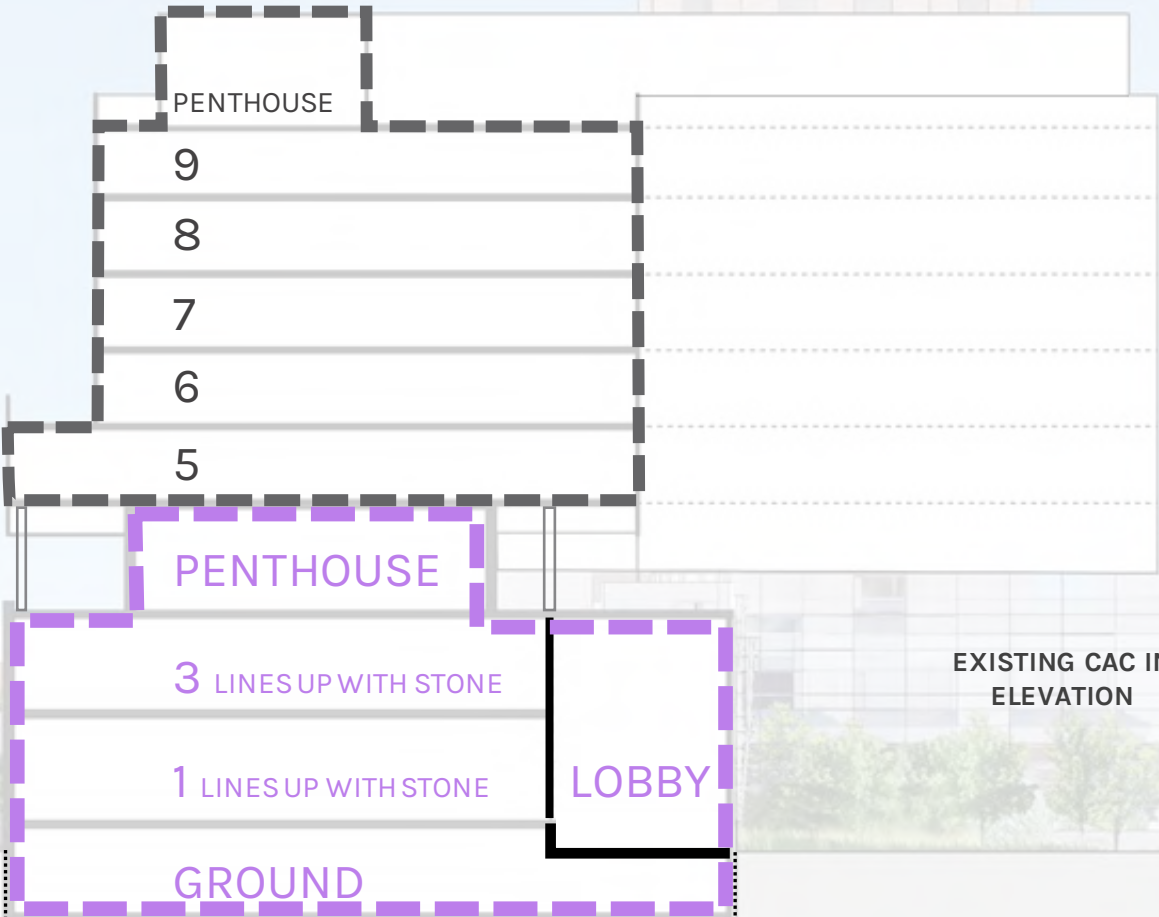
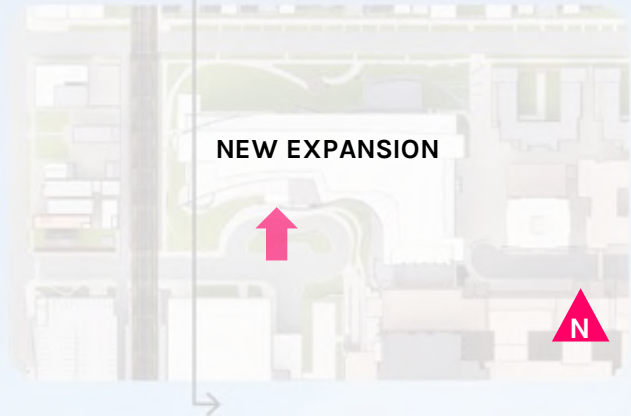
# AAH-IMMC CAMPUS PLAN

## CAC AND BED TOWER ADDITION



# AAH-IMMC CAMPUS PLAN

## CAC AND BED TOWER ADDITION



RESIDENCES

BARRY STREET

BARRY GARDEN

EXISTING CAC (PURPLE)  
+  
BED TOWER ADDITION

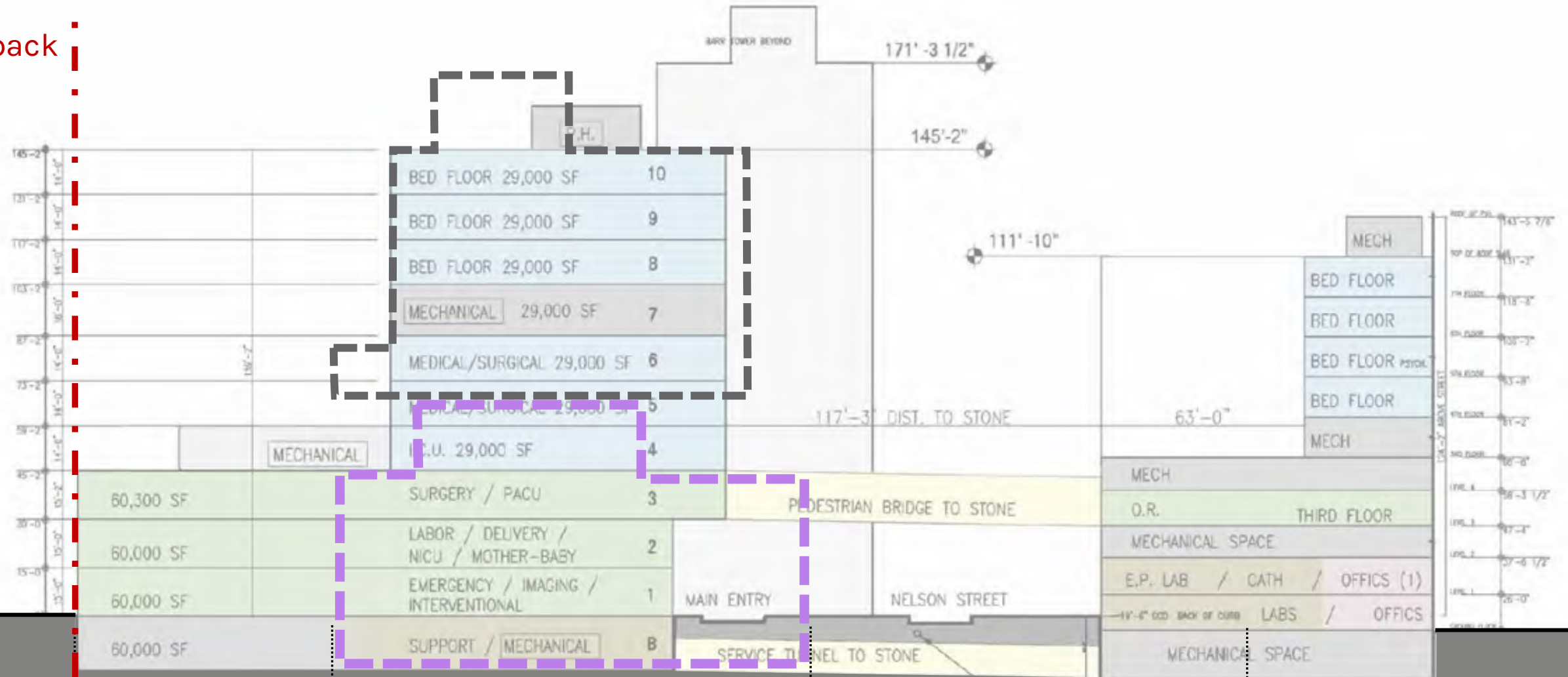
EXISTING DROP OFF COURTYARD

EXISTING

# AAH-IMMC CAMPUS PLAN

## CURRENT PROJECT COMPARED TO 2009 PD AMENDMENT

Front Setback



RESIDENCES

BARRY STREET

BARRY GARDEN

EXISTING CAC (PURPLE)  
+  
BED TOWER ADDITION

EXISTING DROP OFF COURTYARD

EXISTING

# AAH-IMMC CAMPUS PLAN

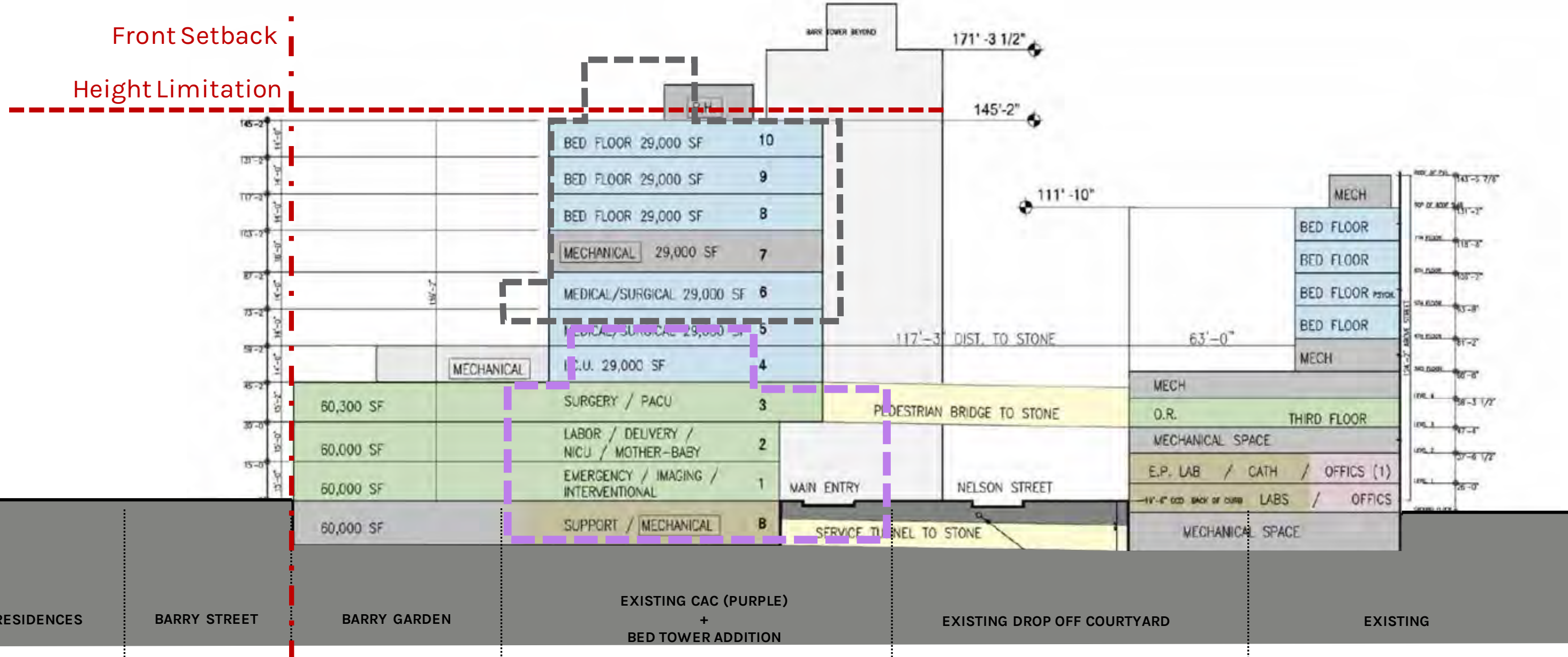
## CURRENT PROJECT COMPARED TO 2009 PD AMENDMENT



\* Images by OWPP, 2008

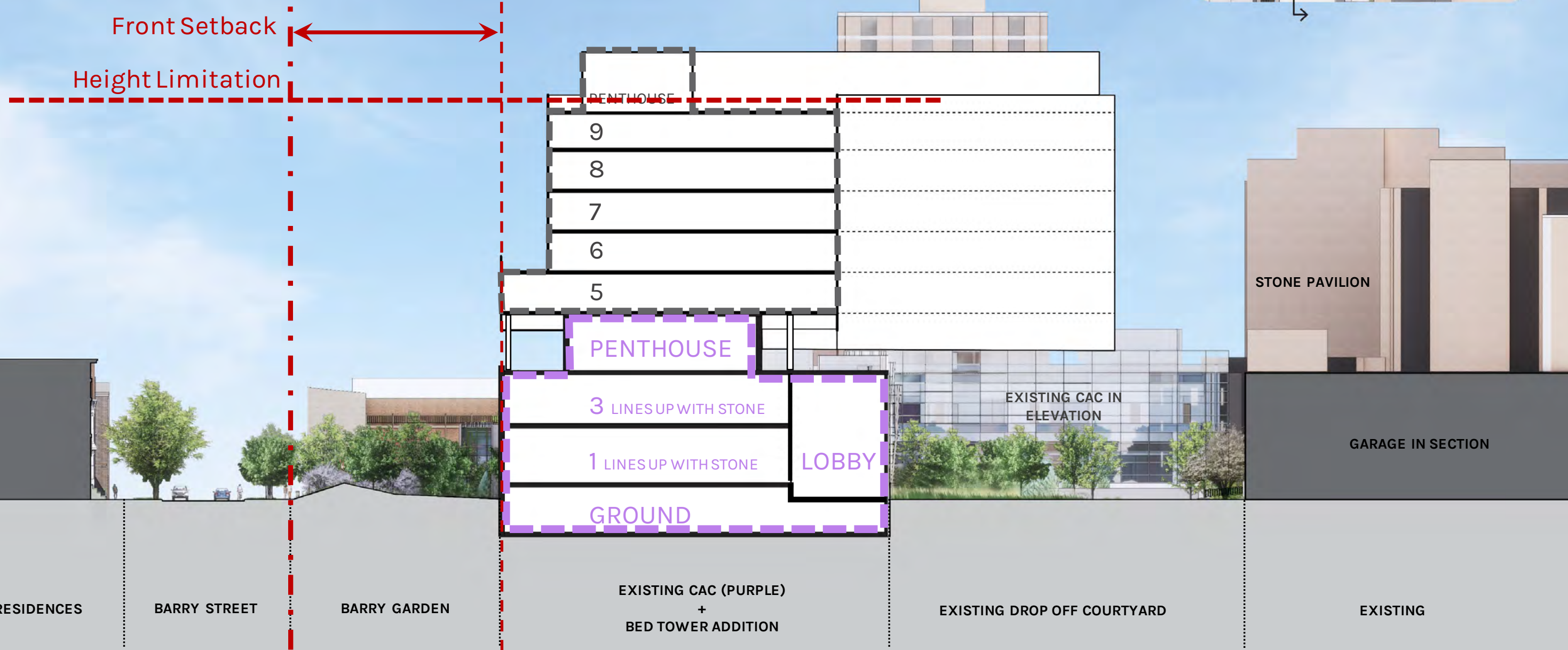
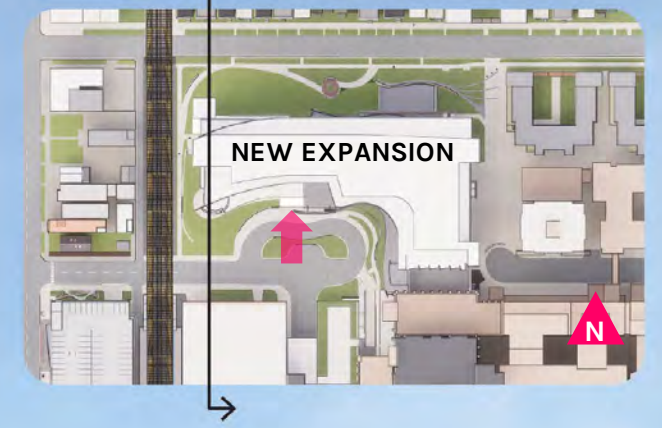
# AAH-IMMC CAMPUS PLAN

## CURRENT PROJECT COMPARED TO 2009 PD AMENDMENT



# AAH-IMMC CAMPUS PLAN

## CAC AND BED TOWER ADDITION





# AAH-IMMC CAMPUS PLAN

BARRY STREET GARDEN



# EXISTING SITE

BARRY STREET

WILTON BUILDING

CENTER FOR  
ADVANCED CARE

CTA  
BROWN  
LINE

NELSON STREET

SHEFFIELD  
STATION  
NORTHGATES



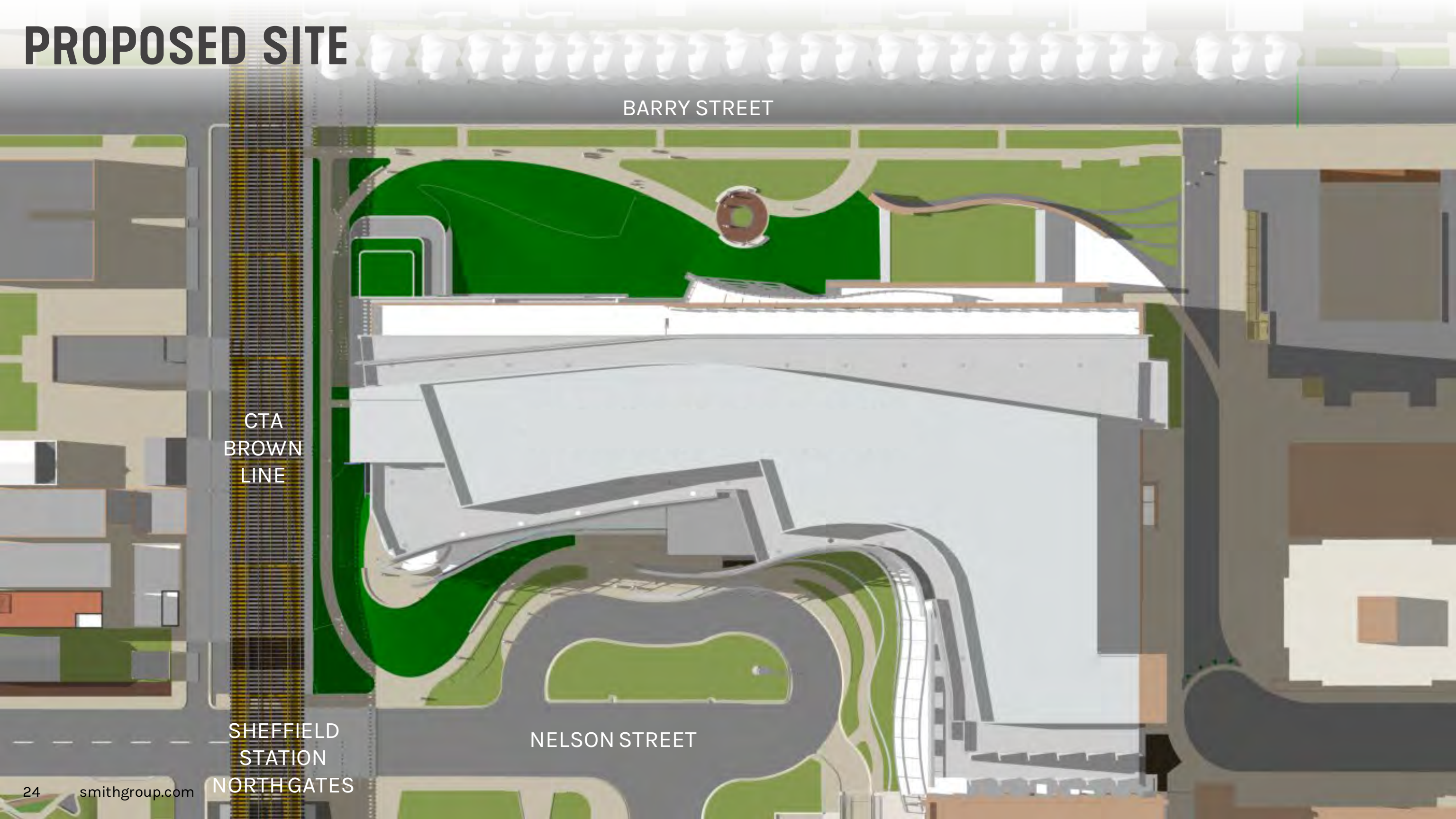
# PROPOSED SITE

BARRY STREET

CTA  
BROWN  
LINE

SHEFFIELD  
STATION  
NORTHGATES

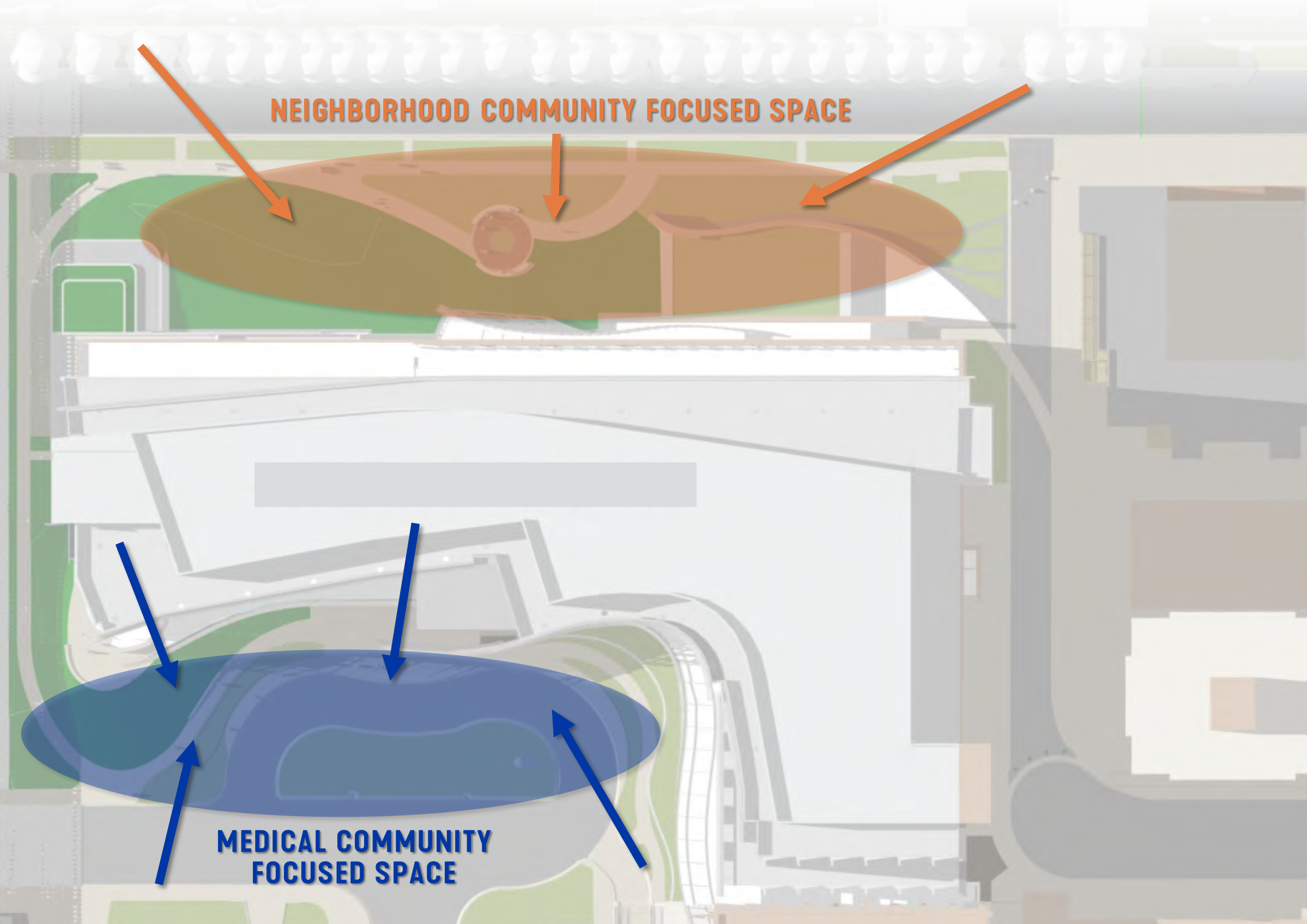
NELSON STREET



# DUAL FOCUS

## DUAL COMMUNITIES

- + EXTENSION OF COMMUNITY PARKLET
- + GARDEN CULMINATION OF ADVOCATE WAY



# CONNECTIONS

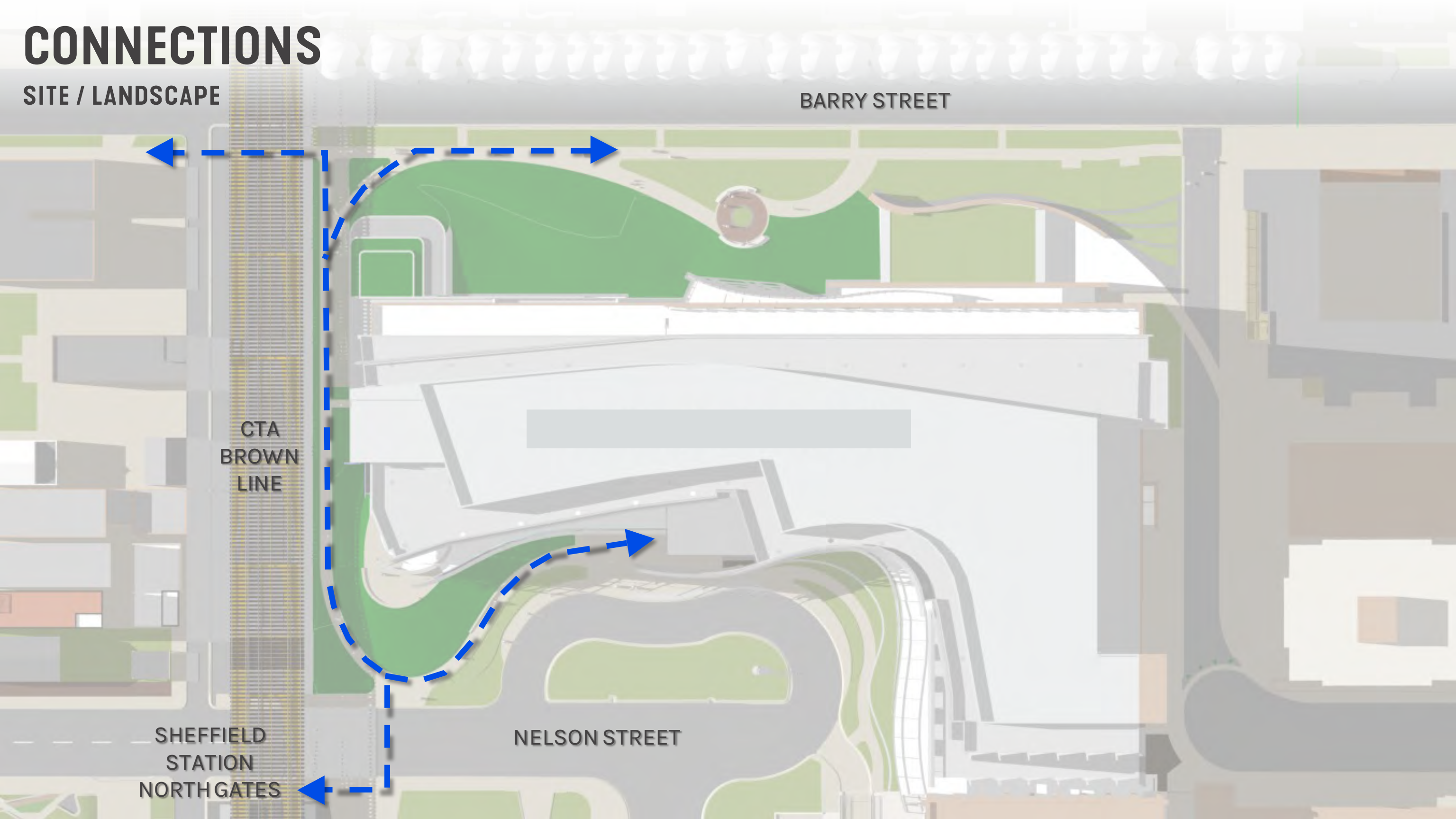
SITE / LANDSCAPE

BARRY STREET

CTA  
BROWN  
LINE

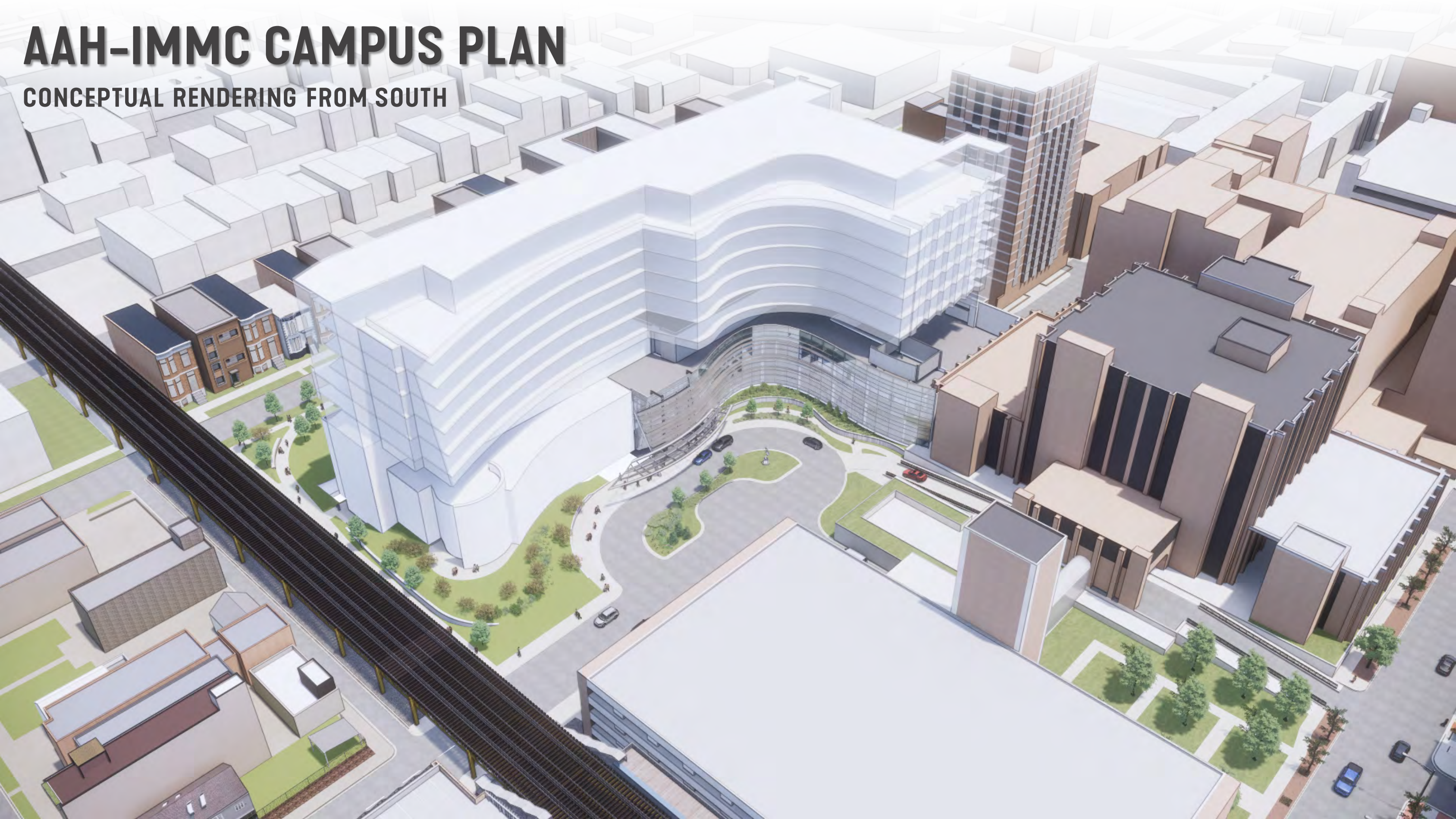
SHEFFIELD  
STATION  
NORTHGATES

NELSON STREET



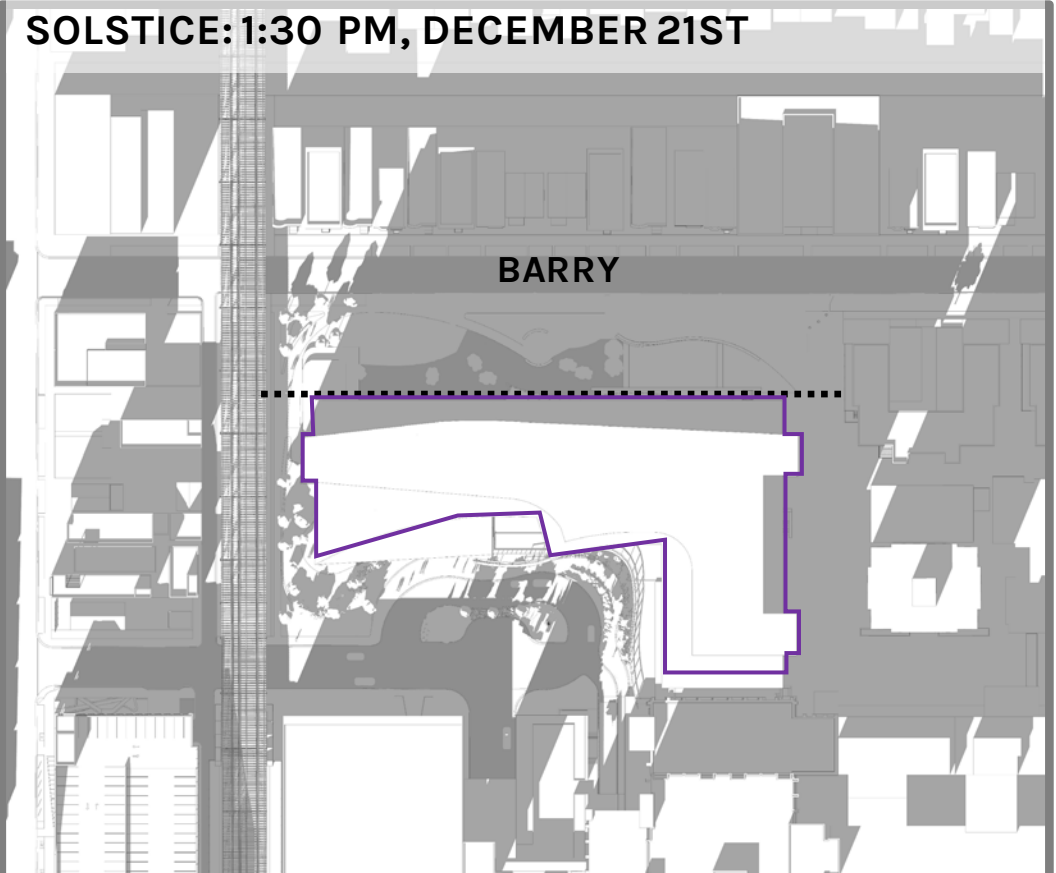
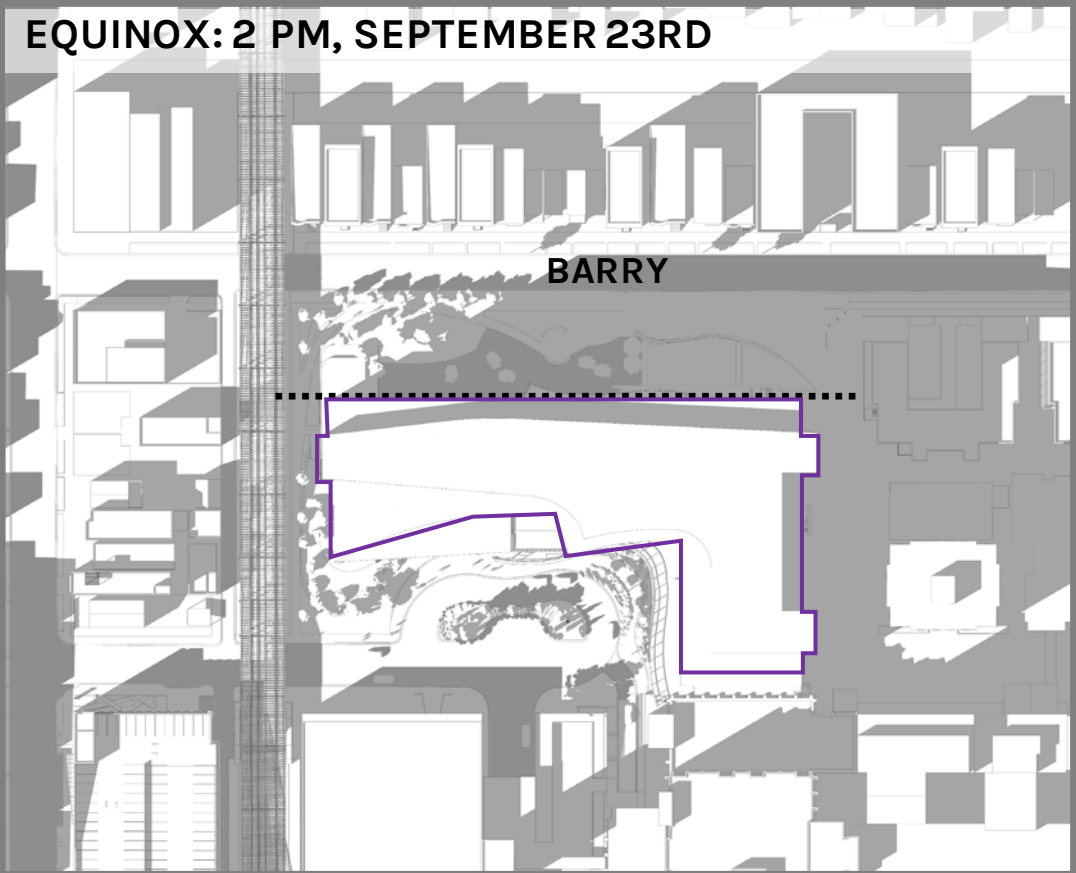
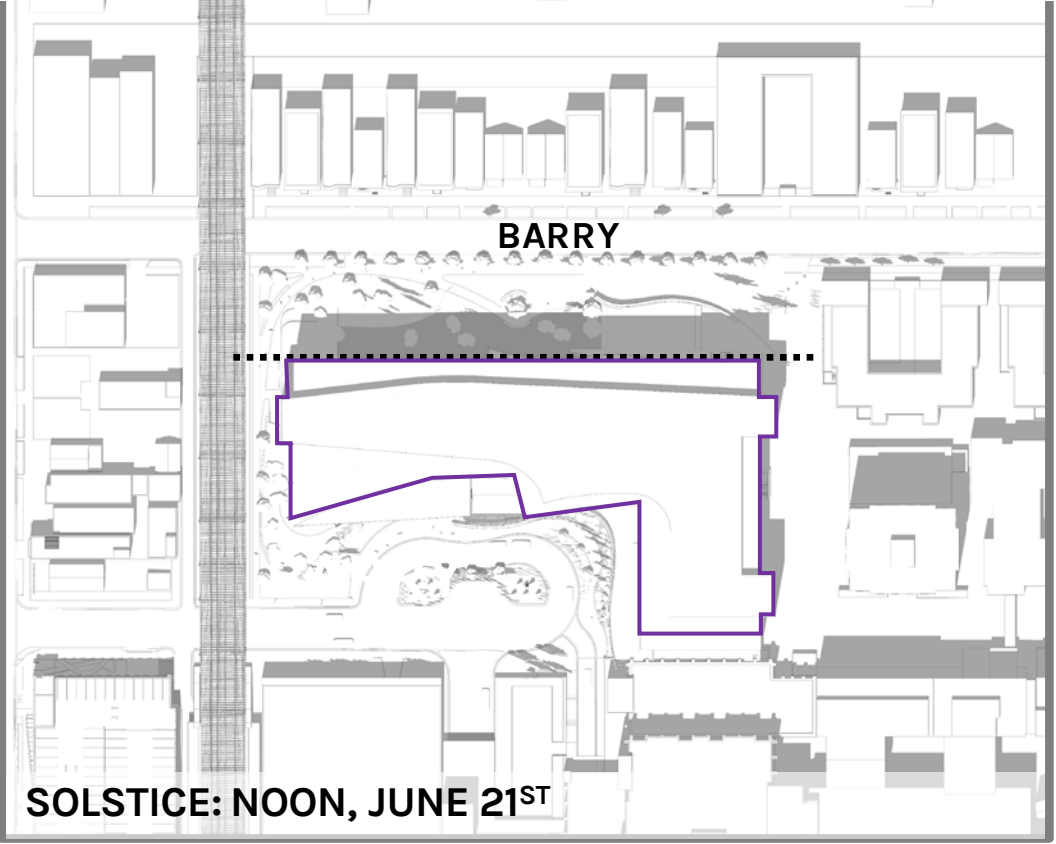
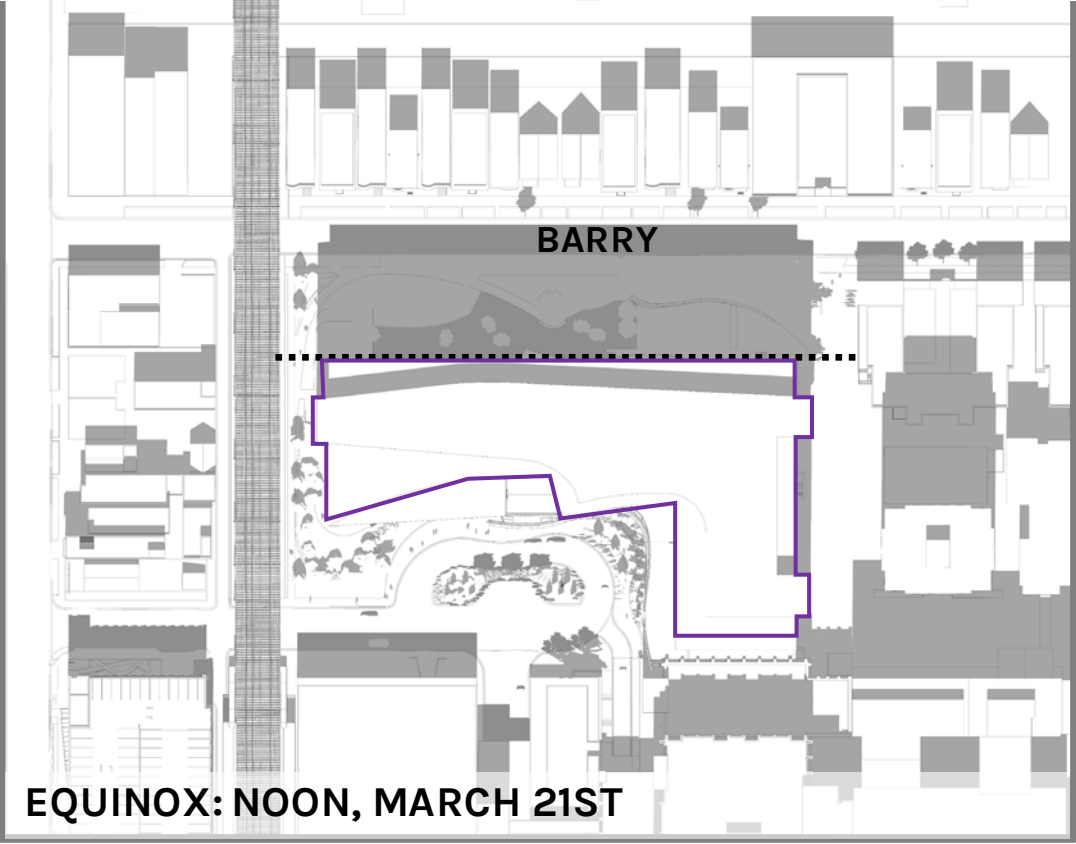
# AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM SOUTH



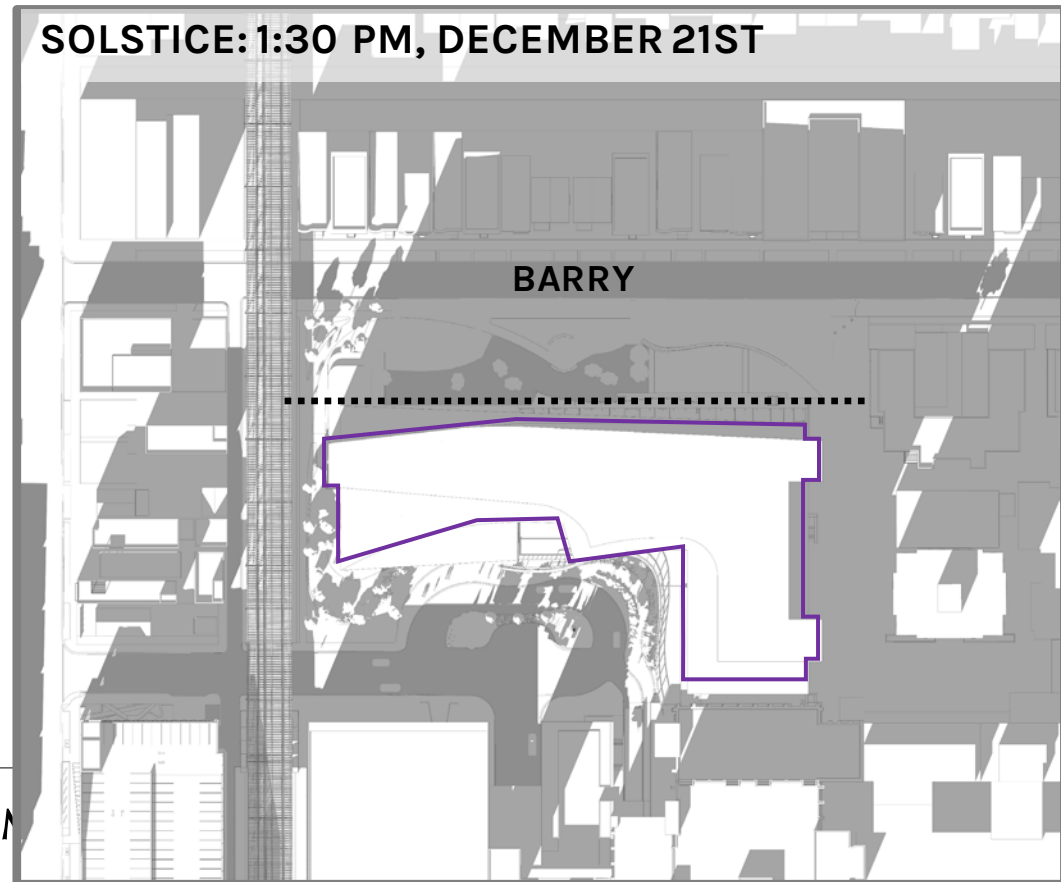
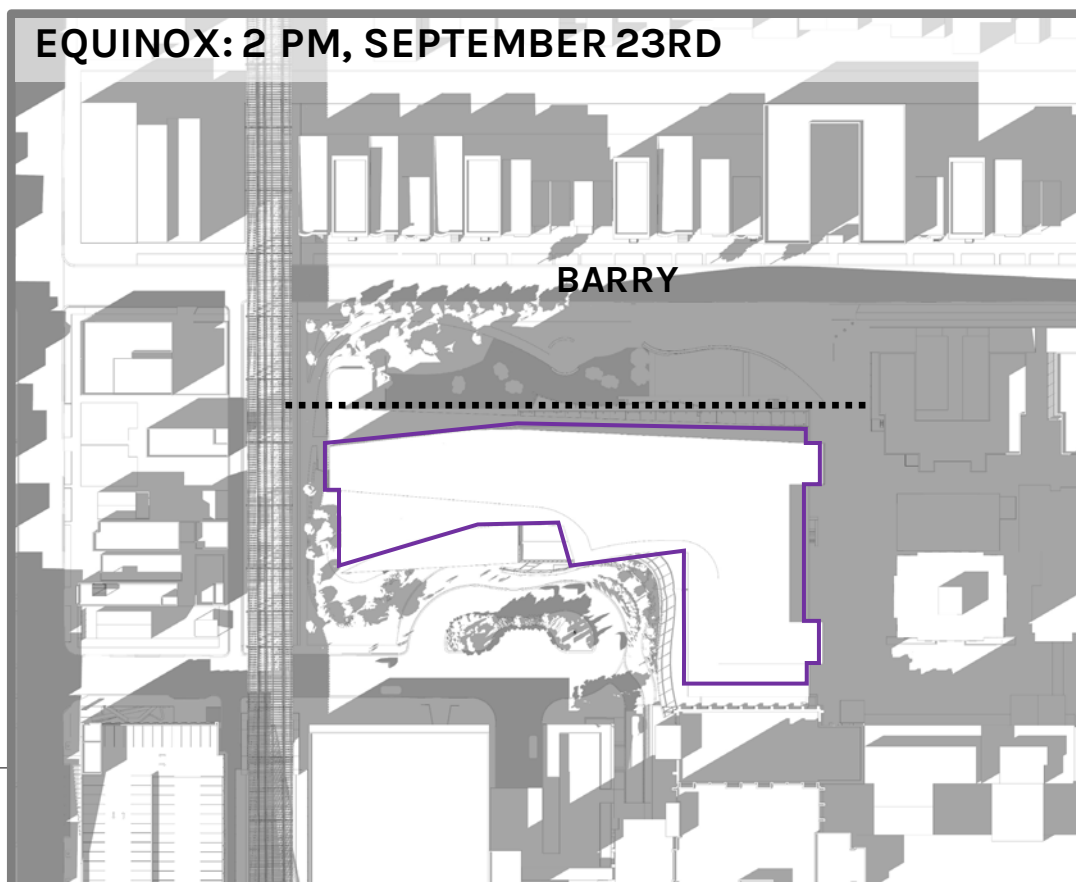
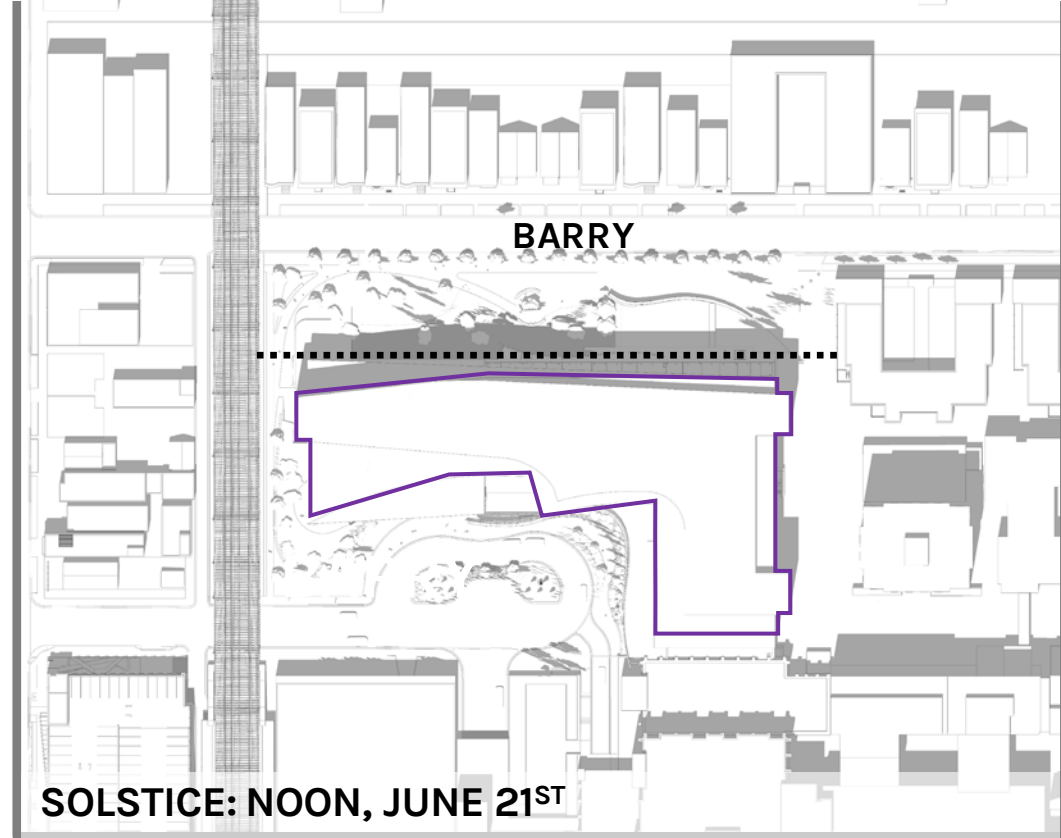
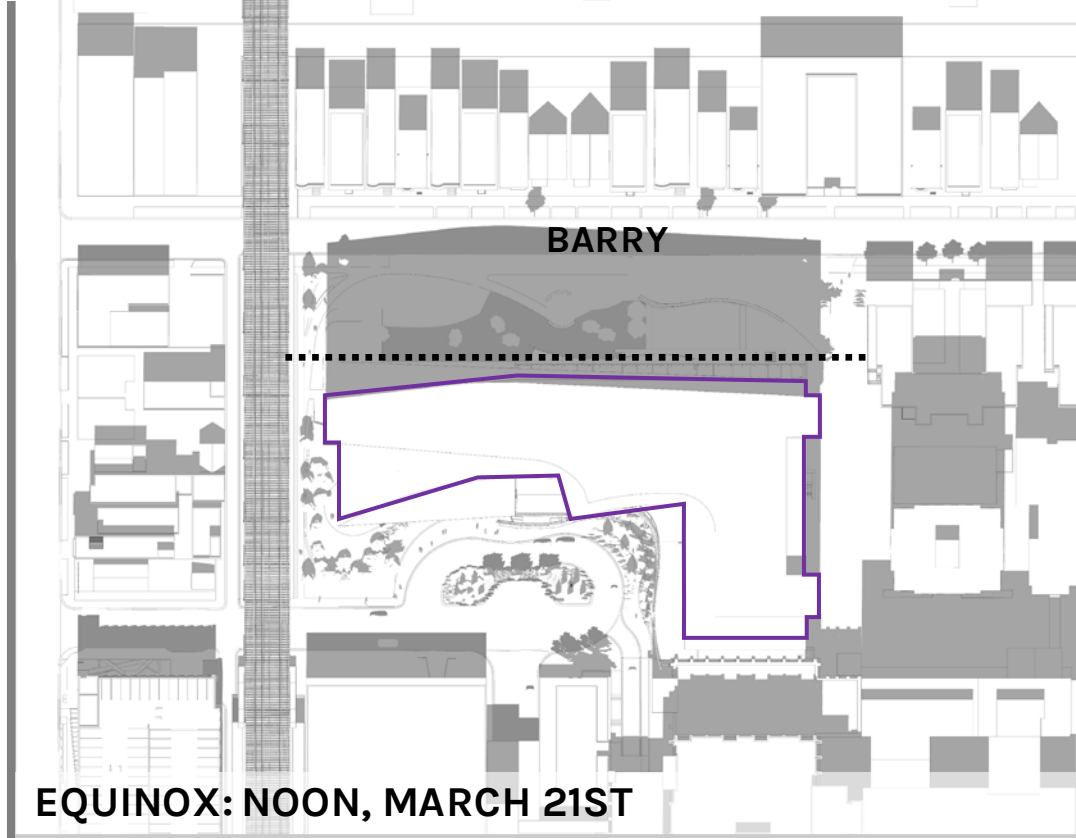
# SHADOW STUDIES

STRAIGHT



# SHADOW STUDIES

ANGLED





# AAH-IMMC CAMPUS PLAN

## NEIGHBOR EXPERIENCE



# AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM NORTH



\* conceptual image

# AAH-IMMC CAMPUS PLAN

CONCEPTUAL RENDERING FROM SOUTH



\* conceptual image

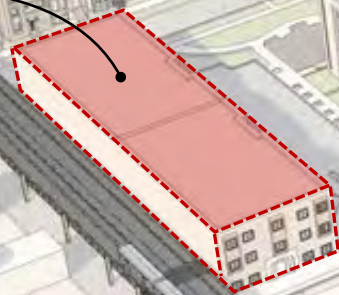
# AAH-IMMC CAMPUS PLAN

## NEXT STEPS: SUMMER 2021

- Wilton Office Building Demo
- File for Administrative Relief to PD50 late summer of 2021
- Begin Construction Q1/Q2 of 2022



**PHASE 01**  
CENTER FOR ADVANCED CARE  
- OPEN APRIL 2015



**PHASE 03**  
DEMO WILTON OFFICE BUILDING  
- JULY - AUGUST 2021



**PHASE 02A**  
COUNSELING AND PEDIATRIC DEVELOPMENT CENTER  
- OPENING MAY 2021

**PHASE 02B**  
SHEFFIELD PT/OT AND PARKING GARAGE  
- OPENING AUGUST 2021

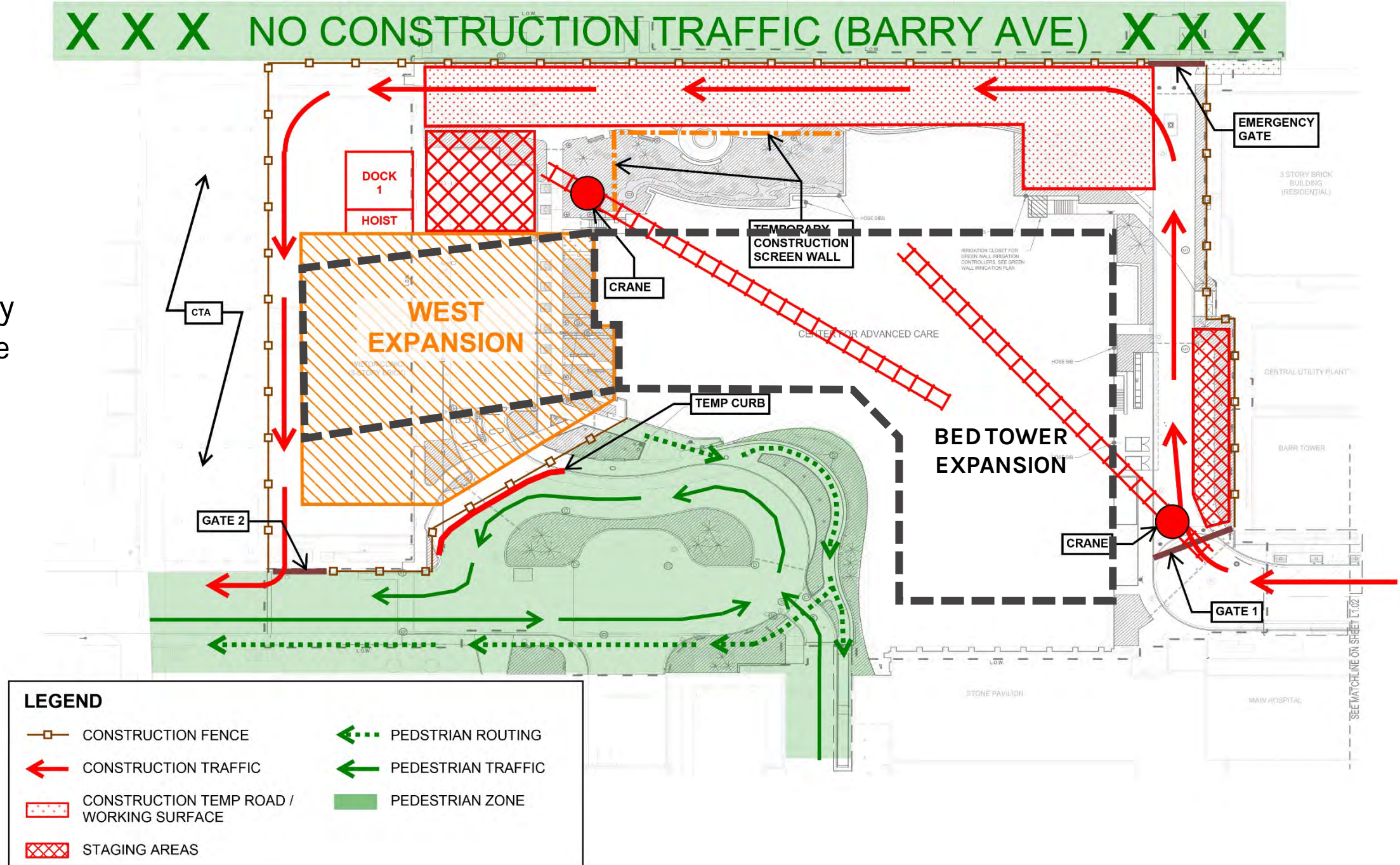


# CONSTRUCTION LOGISTICS

## SITE PLAN

### Requirements:

- Minimize neighborhood impact.
- Limits of construction to stay within Advocate property line
- No Construction Traffic on Barry Ave. Best achieved by one way traffic from east to west.
- SAFETY - Patient and Visitor access to Stone Pavilion and CAC





**THANK YOU!**

**QUESTIONS?**